

**MITIGATION MONITORING PROGRAM**

**PROJECT NO. R2012-00803, R2012-00800 & R2012-00802 (Permits RENV 201200099, RPP 201200332 & RPP 201200333)**

| Mitigation Measure  | Action Required  | When Monitoring to Occur  | Responsible Agency or Party        | Monitoring Agency or Party  |
|---|--|---|------------------------------------|---|
| <b>Public Services</b>  |  |   |                                    |   |
| <b>1. Los Angeles County library facilities mitigation fee</b><br><br>A library mitigation fee is required for each residence to offset the expense of providing library services to the residents.   | Pay library mitigation fee   | Before building permit is issued  | Applicant                          | County of Los Angeles Public Library and Department of Public Works (Building and Safety)         |
| <b>Biological Resources</b>   |  |   |                                    |   |
| <b>2. Avoidance of nesting birds</b><br><br>Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which <b>generally runs from March 1-August 31 (as early as January 1 for some raptors)</b> to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests.<br><br>If avoidance of the avian breeding season is not feasible, then beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If an active nest is located, project activities shall be postponed within 300 feet of non-raptor nests and within | Conduct bird surveys before construction if grading or construction activities occur during Avian breeding season (March 1 to August 31 (as early as January 1 for some raptors)) that could potentially disturb bird nesting habitat. Have biological monitor on site during construction. Consulting biologist to send reports to DRP. | Monitoring to occur before beginning of project activities (30 days before initiation of project activities and on a weekly basis until no more than 3 days prior to initiation of project activities). Monitoring shall continue through the completion of the project activities. | Applicant and consulting biologist | Los Angeles County Department of Regional Planning, California Department of Fish and Game (CDFG) |

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| <p>500 feet of raptor nests until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Highly visible flagging, stakes, or construction fencing shall be used to demarcate the boundary of the buffer between the project activities and the nest. Project personnel, including all contractors working on site, must be instructed on the sensitivity of the area. The project proponent must provide the Department of Regional Planning (DRP) staff biologist results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the DRP staff biologist, and, upon request, the Department of Fish and Game (DFG). Based on the submitted information, DRP (and DFG, if requested) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the DRP staff biologist during the grubbing and clearing of</p> |                 |                          |                             |                            |

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| <b>Geology and Soils</b>  |   |  |   |  |
| <b>5. Erosion Control</b><br><br>To prevent damage from erosion, the applicant shall install an erosion control silt fence backed up with hay bales at the toe of the slopes to catch sediments and dislodged rocks for the west parcel (25080 Mulholland Hwy., APN 4455-018-027) during the grading and construction phases. All requirements for the Storm Water Pollution Prevention Plan (SWPPP) shall be observed. Drainage plan shall be reviewed and approved by the Department of Public Works, Land Development Division (Grading and Drainage). | Install silt fence and hay bales and obtain approval of drainage plan from DPW.           | During grading and construction.               | Applicant                               | Los Angeles County Department of Public Works, Land Development Division (Grading and Drainage).   |
| <b>6. Landslide zone/ soil stability</b><br><br>The proposed residence locations are located partly or completely within areas mapped as Landslide Zones. Further analysis is required by the Department of Public Works (DPW) Geotechnical & Materials Engineering Division and Land Development Division (Grading and Drainage). Submit a grading plan and any required reports to DPW prior to commencement of any project activities.   | Submit grading plan, soils and geology reports and any other required information to DPW. | Before commencement of any project activities. | Applicant and registered civil engineer | Los Angeles County Department of Public Works, Geotechnical & Materials Engineering Division and Land Development Division (Grading and Drainage). |

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| <b>Hazards/Emergency Services</b>  |   |   |  |   |
| <p><b>7. Fire Protection</b></p> <p>The City of Calabasas has a fire protection facilities fee for the project area. The project shall comply with all applicable fire code requirements for Fire Zone 4 (Very High Fire Hazard Severity Zone) as required by the Fire Department. Comply with any and all requirements from The Sheriff Department.</p>   | <p>Payment of fire protection facilities fee prior to commencement of construction. Fire and life safety requirements for the construction phase will be addressed at the building fire plan check.</p> | <p>Monitoring to occur prior to issuance of building permits and during construction.</p>                                       | <p>Applicant</p>   | <p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department (Planning Division) , Sheriff Department</p>  |
| <b>Cultural Resources</b>  |   |   |  |   |
| <p><b>8. Archaeological and paleontological resources</b></p> <p>All work will stop immediately should any cultural resources (i.e. archaeological artifacts, paleontological resources, human remains or burial grounds) be uncovered/discovered at any time prior to and during grading/construction. Regional Planning and other applicable agencies must be notified immediately if any such resources are found. If burial grounds/human remains are found, the County Coroner must be contacted immediately. Subsequently, and in all other cases with approval from County Regional Planning, the</p> | <p>Notify applicable agencies (Coroner, Regional Planning, etc.) if human remains or archaeological artifacts are found</p>   | <p>Monitoring to occur if any artifacts or remains are discovered during grading, construction or other project activities.</p> | <p>Applicant responsible for contacting monitoring agencies, tribal representatives and archaeologist for payment and deposit of all fees, and for implementing required measures as directed.</p> | <p>Los Angeles County Departments of Regional Planning, Fire (Forestry Division), Public Works, County Coroner (if applicable), and California Native Heritage Commission</p> |

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| applicant shall then select and retain a qualified archaeologist and a representative from the California Native Heritage Commission to assess the find, make recommendations, and to monitor until all grading is completed.   |                                     |  |                             |   |
| <b>Hydrology and Water Quality</b>  |                                     |  |                             |   |
| <p><b>9. Wastewater Disposal</b></p> <p>In order to determine the feasibility of installing onsite wastewater treatment systems (OWTS), a preliminary feasibility report shall be submitted to DPH's Land Use Program for review and approval. The report shall be prepared in compliance with DPH's <i>"A Professional's Guide to Requirements and Procedures for Onsite wastewater Treatment Systems (OWTS)"</i>. The report shall consist of a soil profile excavation, exploratory boring to determine historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to confirm that the soil on each property can support the use of OWTS.</p> <p><b>10. Potential mudflow</b></p> <p>Due to the Landslide Zones on the building sites, the residences are subject to a potential mudflow hazard. Further analysis is required by the Department of Public Works (DPW)</p> | OWTS preliminary feasibility report | Monitoring to occur prior to issuance of building permits and during construction. | Applicant                   | Los Angeles County Department of Public Health (DPH), Environmental Health Division |

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| Geotechnical & Materials Engineering Division and Land Development Division (Grading and Drainage). Submit a grading plan and any required reports to DPW prior to commencement of any project activities.   | Submit grading plan, soils and geology reports and any other required information to DPW.  | Before commencement of any project activities.   | Applicant and registered civil engineer | Los Angeles County Department of Public Works, Geotechnical & Materials Engineering Division and Land Development Division (Grading and Drainage). |
| <b>Mitigation Compliance</b>   |  |  |   |  |
| <p><b>11. Mitigation Monitoring Fee</b></p> <p>A deposit of \$6,000 for mitigation monitoring must be paid to the Department of Regional Planning within 60 days of the approvals in concept of the site plan reviews (RPP 201200332 and RPP 201200333. Additional fees may be required if the account is depleted. Any unused funds will be refunded to the applicant upon completion of the MMP upon request.</p> <p><b>12. Compliance Report</b></p> <p>As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and is responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p> | <p>Submittal and approval of annual Mitigation Compliance Report.</p> <p>Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p> <p>Upon completion of MMP, any unused portion of funds will be refunded to applicant.</p> | <p>Pay mitigation monitoring deposit to DRP within 60 days of site plan approval. Submit annual mitigation compliance report to DRP until all mitigation measures are completed.</p> | Applicant                               | Los Angeles County Dept. of Regional Planning  |

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|                    |                 |                          |                             |                            |

Please sign and return the original document with wet ink signature to the attention of **Richard Claghorn** at: Department of Regional Planning, 320 W. Temple St., Room 1360, Los Angeles, CA 90012

☐ As the applicant, I agree to incorporate these changes/mitigation measures into the project, and understand that the approval in concept will be on the project as changed/mitigated.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

☐ As the applicant, I do not agree to incorporate these changes/mitigation measures into the project, and understand that an approval in concept will not occur until an appropriate Mitigation Monitoring Program is agreed upon by the applicant and Regional Planning.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

☐ No response received within 15 business days of date on this letter, project is put on hold indefinitely. Environmental Determination requires that Mitigation Measures be prepared for this project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date